

Isaac B. Zeigler House
712 N. Fourth Avenue
Knoxville
Knox County
Tennessee

HABS No. TN-216

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47-KNOVI,
12-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C.

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HISTORIC AMERICAN BUILDINGS SURVEY

ISAAC B. ZEIGLER HOUSE

HABS No. TN-216

Location: 712 North Fourth Avenue, Knoxville, Knox County, Tennessee.

Present Owner: Mrs. Roy Roback

Present Use: private home

Significance: The Isaac B. Zeigler residence was built in 1892 and designed by George F. Barber and Company, Knoxville architects. Barber published several pattern books of his own and is responsible for the design of residences all over the United States and abroad. This house, probably the most ornate Queen Anne "Romanesque" in Tennessee, is typical of many homes built in Knoxville's first subdivisions for the rising middle classes during its boom years.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of construction: 1892
2. Architect: George F. Barber, Knoxville
3. Original and subsequent owners: Legal description of the property - Lot #67 of Mrs. W.A. Branner's Addition (sometimes referred to as Caswell Addition) and platted in Knox County Map Book 3, p. 13 in Registrar's Office of Knox County and measures 50 x 150 feet on N. 4th Avenue "improved by a dwelling house bearing city #712" in the 2nd District of Knox County, 7th Ward of the City of Knoxville, State of Tennessee.

The following is an abstract of the complete chain of title contained in the Knox County Recorder's Office.

The property is first recorded as belonging to Mrs. E.C. Branner who sold it to William Caswell on December 6, 1884, for \$3,000. Description - 1/4 interest in portion of old Morgan estate. 43 53/100 acres.

William Caswell and Lizzie W. Caswell to Josephine C. Zeigler for \$1475.00. \$300 paid. Bk 123, p. 293, January 7, 1893. Circumstances: "To enable the party of the second part to raise money to erect a residence upon this lot, we waive our first lien upon the property in favor of the Covenant Building and Loan Association of Knoxville..."

Josephine C. and I.B. Zeigler to E. Dickson for \$150.00 and assumption of mortgage of \$2500 and \$1500. Bk 188, p. 177, January 12, 1904.

E. Dickson to L.R. May for \$1500.00 and mortgage of \$4000 and \$2800. Bk. 219, p. 126, December 9, 1907.

L.R. May and Edith C. May to G.K. Bittle for \$1,000, exchange of property, and assumption of \$2800 to J.W. Carnes Tr. Bk 219, p. 186, February 4, 1908.

N.T. Little to Curtis B. Johnston of Knoxville for \$1.00 and \$2800 mortgage to J.W. Carnes Tr. Knox Co. Deed Bk 224, p. 324, January 6, 1909.

Curtis B. Johnston to J.B. Pound of Chattanooga for \$1.00. Knox Co. Deed Bk 221, p. 324, January 6, 1909.

General Mortgage Company Tr. of Chattanooga (J.B. Pound) to Stone Fort Land Company for \$1.00. Knox Co. Deed Bk 547, p. 580, November 10, 1934.

Stone Fort Land Company of Chattanooga to Frank E. Evans for \$1,000.00. Bk 552, p. 101, January 18, 1935.

Frank E. Evans and Dorothy D. Evans to R.J. Loanus for \$1,000.00 and "other valuable considerations." Knox Co. Deed Bk 656, p. 24, July 3, 1943 - Recorded July 6.

Ruth Hazel Loanus to Ida Lee and Felix B. Foster for \$1.00. Bk 691, p. 469, June 2, 1945 - Recorded June 15.

Ida Lee and Felix B. Foster to Roy Roback for \$3,000. Bk 691, p. 469, January 16, 1946.

4. Alterations and additions: There have been no exterior alterations or additions and no major changes have occurred within.

- B. Historical Context: Between 1880 and 1890 Knoxville's population quadrupled. Massive housing schemes and development of subdivisions resulted. A rising middle class began to enjoy the fruits of modern living, and their homes are illustrative of their excesses. Many architects came to Knoxville, among them George Barber. The Panic of 1893 slowed this growth considerably, and many who had overextended their means suffered great losses. Many of the homeowners of the subdivisions which had been built on credit mortgaged their homes. The earlier Knoxville subdivisions have never enjoyed economic stability since.

PART II. ARCHITECTURAL INFORMATION

This two-and-a-half-story frame residence of irregular plan has remained unaltered on the exterior and interior since construction. Resting on a brick foundation, it is covered with clapboard and shingles. A jerkinhead with hipped ridge roof is covered with blue slate. The single-story porch has turned and gouged woodwork. The house features a side turret with bay window on the exterior and an open well, single-landing double-run staircase and screens on the interior.

Adapted from National Register for Historic Places
Nomination form for the Isaac B. Zeigler House,
prepared in 1974 by Joseph L. Herndon.

PART III. SOURCES OF INFORMATION

A. Original architectural drawings:

Modern Dwellings and Their Proper Construction. 1893 edition.

George F. Barber, architect. S.B. Newman, printer. Knoxville.
p. 47. Shows drawings and plans. Original in possession of
Mrs. Charles I. Barber, Barber Hill Lane, Knoxville, Tennessee.

B. Bibliography - primary and unpublished sources:

Herndon, Joseph L. "Isaac B. Zeigler House." National Register of
Historic Places Nomination Form, 1974.

Knox County Deed Books, Courthouse, Knoxville, Tennessee.

Tomlan, Michael A. "George F. Barber." unpublished paper, 1973.

Prepared by Joseph L. Herndon,
Historian
HABS

PART IV. PROJECT INFORMATION

This 1974 project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Tennessee Historical Commission and the East Tennessee Historical Society. The historical information was written by Joseph L. Herndon, HABS historian, under the direction of John Poppeliers, Chief of HABS.

The documentation was prepared for transmittal by Susan McCown, HABS architectural historian in 1986, and edited and transmitted by Holly Chamberlain, HABS historian, in December 1987. The photographs were taken in February 1983 by Jack E. Boucher, HABS staff photographer.